



Hendrifton Farm, Common Moor







# Hendrifton Farm, Common Moor

Liskeard, Cornwall, PL14 6ER

Liskeard Railway Station 4.4 miles, A30 8 miles, A38 4 miles, Plymouth 23 miles

Hendrifton Farm is an exceptionally versatile lifestyle property set in 4 acres comprising a beautiful Grade II Listed farmhouse, three characterful cottages with full residential consent and a well-established Caravan and Motorhome Club Certificated Location within a picturesque rural setting on the edge of Bodmin Moor.

- Exceptional Lifestyle Property Combining Home Income & Lifestyle
- 3 Holiday Cottages With Full Residential Consent
- Substantial Barn With Power & Water Connected
- 4 Acres Grounds & Gardens
- Freehold
- Grade II Listed Farmhouse
- Walking Distance To Siblyback Lake
- Successful 5 Pitch Caravan & Motorhome CL
- Rateable Value £8,100
- Proven & Established Business Of Self Catering Holiday Cottages & CAMC Certificated Location

Guide Price £1,175,000

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### Situation

Situated within the Bodmin Moor National Landscape on the southern edge of Bodmin Moor, Hendrifton Farm enjoys a picturesque rural setting. Siblyback Lake is readily accessible by road and public footpath and offers a wide range of outdoor pursuits including fly fishing, kayaking, canoeing and paddleboarding, together with scenic lakeside walks and a café. Approximately 1.5 miles away is Golitha Falls, where the River Fowey flows through an area of ancient oak woodland. Extending to around 18 hectares, the reserve is designated both a Site of Special Scientific Interest and a National Nature Reserve.

The surrounding countryside is renowned for its natural beauty and rich history, with numerous landmarks nearby including, King Doniert's Stone, Trethevy Quoit, Hurlers Stone Circles and The Cheesewring. The south Cornish coast is also within easy reach, with attractive beaches, sheltered coves and sailing waters found along the coastline.

Everyday amenities are available in the surrounding villages while the market town of Liskeard is approximately three miles distance. The town provides a range of shopping, educational and recreational facilities, and a railway station providing mainline train connections to Exeter, Plymouth and London Paddington. The A30 is under 8 miles by car and the A38 under 5 miles, both providing accessible road links. The City of Plymouth, some 23 miles distant, offers an extensive selection of commercial and leisure amenities together with ferry services.

### The Property

Hendrifton Farmhouse is a charming and characterful well presented 4 bedroom Grade II listed property with an attractive partially slate-hung façade. The current farmhouse dates from mid 1600 and it is understood that there has been a settlement on the site since 1295.

The formal front entrance of the farmhouse is approached via the pretty south facing lawned garden, into a welcoming hallway and onto the sitting room which features a substantial stone inglenook fireplace with a contemporary gas fire, creating an attractive focal point. From the sitting room the central staircase rises to the first floor and the hallway gives access to the dining room, second sitting room and downstairs WC. The dining room with exposed beams and slate flooring is a room full of period features including a substantial granite inglenook fireplace with traditional bread oven and oil fired stove. The dining room leads to the well appointed kitchen featuring an extensive range of wall units, integrated appliances, including two Neff ovens and a hot water tap, and space for an American style plumbed refrigerator. The kitchen leads to a hallway with access to the rear garden, the second sitting room and study, both flexible spaces ideal for a home office if required. Through this part of the property is a beautifully appointed en-suite bedroom which offers excellent guest accommodation, multi-generational living or ancillary annex space.

The first floor provides three bedrooms, two double rooms both benefitting from en-suite facilities and a single bedroom currently used as a fitness/ ironing room, together with a separate WC.

### The Cottages

Converted from a range of traditional stone barns, the three cottages have been sympathetically renovated and improved including new roofs on April and Granary in April 2024. Each cottage enjoys full residential planning consent, offering flexibility for holiday letting, long-term occupation or ancillary accommodation, subject to requirements.

### April Cottage

April Cottage offers spacious open-plan accommodation centered around a characterful living area with tiled flooring, exposed beams, comfortable sofas and a dining suite. The kitchen features a range of Shaker-style kitchen units and breakfast table. The cottage benefits from a double glazed conservatory which overlooks the front aspect, whilst the first floor provides two bedrooms and a shower room.

### Granary Cottage

Occupying the central position within the terrace, Granary Cottage was converted from the original granary barn. The accommodation opens directly into the sitting room, with hard wood flooring, and on to the modern fully equipped kitchen. From the sitting room a rear door leads on to private BBQ area and recreational field beyond.

On the first floor the main bedroom benefits from dual aspect large windows and vaulted ceiling, an en suite bathroom and a further bedroom with bunk beds.





### Field View Cottage

Field View Cottage occupies the end position and enjoys lovely views across the surrounding countryside. A one bedroom cottage with kitchen/diner, separate sitting room and downstairs bathroom with a full size free standing bath and traditional shower attachment. The cottage benefits from patio doors in the lounge and also a rear stable door providing direct access to the private garden and recreational field beyond.

On the first floor there is a dual aspect bedroom with twin beds.

### Pitches

The Caravan & Motorhome Club Certificated Location caters for members of The Caravan Club & Motorhome Club only with either touring caravans or motorhomes. The Caravan & Motorhome Club certificated location provides five grass pitches with electrical hook up points, including two reinforced grass pitches, and a facilities building comprising ladies' and gentlemen's WC and a central shower room. There is also a chemical disposal point, Wi-Fi and access to the adjoining meadow where mown pathways meander through the grassland.

### The Grounds & Outbuildings

Hendrifton Farm is approached via a granite-chipped driveway which divides to provide separate access to both the Caravan & Motorhome Club Certificated Location and the farmhouse and cottages. The driveway culminates in an attractive courtyard setting where there is parking for the three cottages. There is separate parking for the farmhouse.

To the rear of the cottages lies a substantial barn extending to approximately 43ft x 44ft, providing extremely useful storage space and garaging, and benefiting from an independent vehicular right of way over adjoining land. Power and water are connected. The barn is sub-divided, partially insulated and has large roller shutter doors, it also has a WC and a guest laundry room. At the rear of the barn is a shed used for garden furniture storage.

Adjacent to the barn is the terrace serving Granary Cottage, while Field View Cottage benefits from its own private lawned garden. Beyond lies an enclosed paddock known as Bob's Field, which is fully fenced and ideally suited for exercising dogs, while also enjoying pleasant countryside views. The paddock forms part of a circular walk extending into the partially fenced meadow. The route between the paddock and meadow passes a tranquil pond, creating an attractive natural feature. The meadow itself is intersected by a network of mown pathways and is situated below the campsite area. Along the boundary runs a public footpath, which leads in one direction to the popular beauty spot of Golitha Falls and in the other to Common Moor village and Bodmin Moor.

The main farmhouse is set amongst attractive gardens and grounds enjoying a high degree of privacy from the holiday accommodation and guest areas. The formal lawned gardens are complemented by mature trees, established planting, raised beds, and a variety of sheltered seating areas. A delightful orchard provides natural screening and separation, enhancing the sense of seclusion while creating an attractive landscape feature.

The grounds also include a substantial polytunnel and greenhouses, together with two charming summer houses, one used as a dining room for the BBQ area, and an above ground pool, all positioned to make the most of the peaceful surroundings. Plenty of space and privacy for entertaining, al fresco meals, or simply relaxing and enjoying the countryside setting.

### Services

Mains Water, Electricity and Private drainage. Oil fired heating Main House, with LPG fire. Gas LPG heating April Cottage, Electric heating Granary and Field View Cottages.

Cornwall Council Tax Band E, Cottages EPC Rating G.

Internet - fibre to premises, Solar Panels with feed in tariff.

Please note the agents have not inspected or tested these services.

### Directions

From Exeter and Plymouth via the A38. From the end of the M5, follow the A38 south-west towards Plymouth. Continue across the Tamar Bridge and through the Saltash Tunnel, remaining on the A38 towards Liskeard. Approximately 12 miles beyond Plymouth, take the exit for Liskeard and follow the signs towards Callington. At the roundabout where Callington is signposted right on the A390, turn left towards the town center. After approximately 300 yards, turn right at the next roundabout onto the B3254 towards St Cleer. After around half a mile, as the B3254 bears right, turn left, signposted St Cleer. Proceed through the village and, after approximately one mile, turn left and then immediately right at the staggered crossroads, signposted Siblyback Lake. Hendrifton Farm will be found approximately 400 yards along this lane on the left-hand side, clearly marked.

What3words ///airfields.perfect.freezers

Approximate Area = 3963 sq ft / 368.1 sq m (excludes store)

Utility = 64 sq ft / 5.9 sq m

Outbuilding = 1949 sq ft / 181 sq m

Total = 5976 sq ft / 555 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Stags. REF: 1471290



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